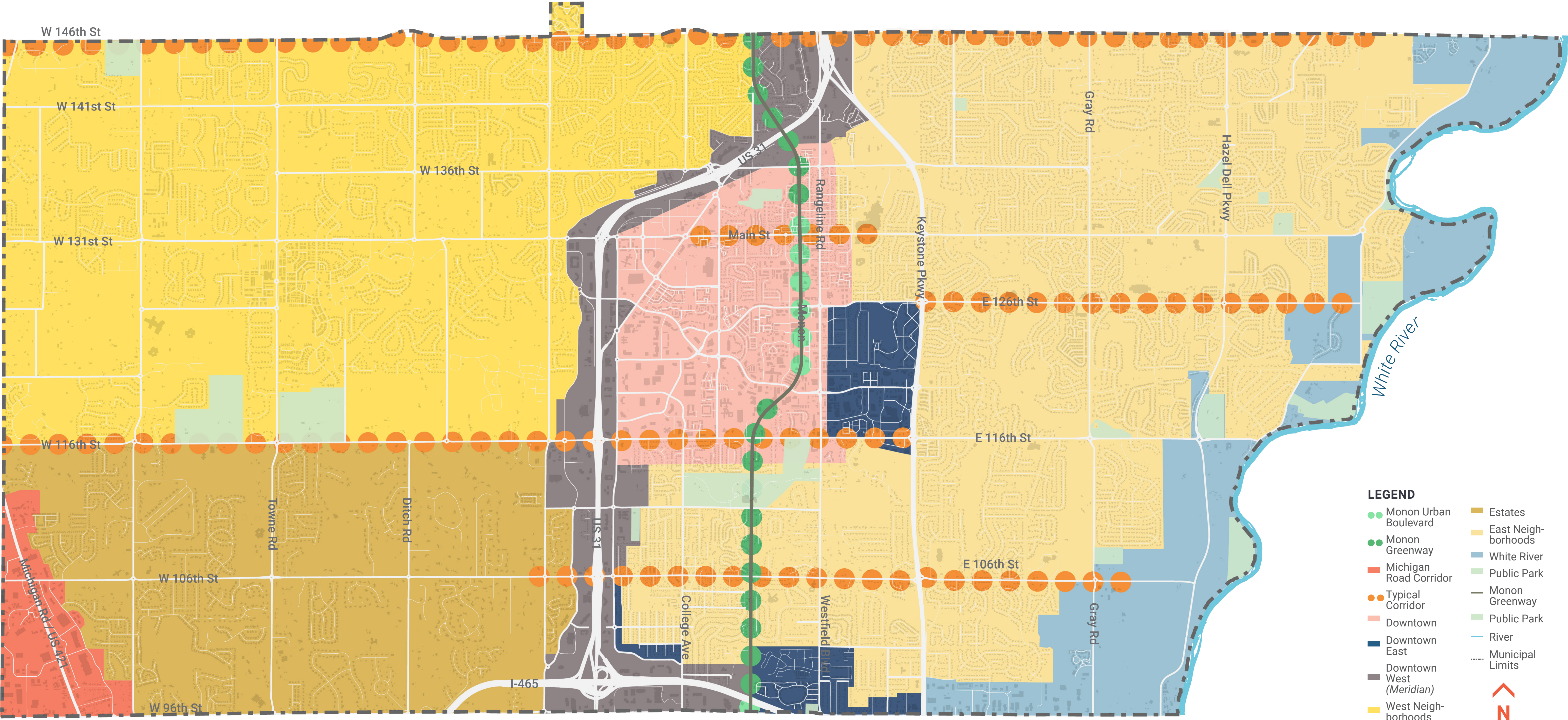


DEVELOPMENT PATTERNS CITYWIDE

Development Pattern Areas Plan



DEVELOPMENT PATTERN AREA	PURPOSE	TYP. BLOCK SIZE (AC)	TYP. LOT SIZE (AC)	TYP. COVERAGE (%)	MAX HEIGHT (STORIES)	BUILDING FRONTAGES	STREETScape FACILITIES	OPEN SPACE	LINKAGES	PARKING / SERVING	GENERAL USES PERMITTED
Downtown	Carmel's urban core with city's most diverse mix of uses and building scales.	1 to 5	1/8 to 5	80-100	5 within 200ft of edge of pattern area where 5 is the max; 3 min. at intersections	Lobbies, patios, storefronts, gardens, front yards	All except bioswales	Plazas, town greens/squares, courtyards, greenways, shared st	1/8 mile or typical block size, which ever is shorter	In alley-loaded garages and lots screened by public facing facades with active ground floor uses	Commercial, residential, retail, parks/plazas, R&D, small batch manufacturing, institutional/edu., hospitality
Downtown West (Meridian/31)	Freeway corridor with expansive visibility and easy freeway access buffering the freeway from the neighborhoods to the west and urban core to the east.	3 to 8	1/2 to 8	50-90	5 within 200ft of edge of pattern area where 5 is the max; 3 min. at intersections	Lobbies, patios, storefronts, gardens, front yards	All except bioswales	Plazas, squares, parks, courtyards, greenways, shared st	1/4 mile	In alley-loaded garages and lots screened by public facing facades with active ground floor uses	Commercial, residential, retail, parks/plazas, R&D, small batch manufacturing, institutional/edu., hospitality
Downtown East	Downtown's eastern edge transitions in density toward residential neighborhoods. Intended to have more mixed uses as redevelopment occurs.	3 to 8	1/2 to 8	40-80	5 within 200ft of edge of pattern area where 5 is the max; 3 min. at intersections	Lobbies, patios, storefronts, gardens, front yards, porches, stoops	All except bioswales	Plazas, parks, courtyards, greenways, shared st	1/4 mile	In alley-loaded garages and lots screened by public facing facades with active ground floor uses	Commercial, residential, retail, parks/plazas, institutional/educational, hospitality
West Neighborhoods	Suburban style living on large, subdivided lots. Destinations include schools and rec.	3 to 5	1/8 to 5	25-50	4 within Village of West Clay, 2.5 elsewhere	Front yards, gardens, porches and stoops	Residential Sidewalk, Multi-use Path, Bioswale, Mobility Lane	Parks, subdivision common areas, greenways	1/2 mile	Limited sizes of parking areas; Located to the side or behind primary structures.	Residential, educational, parks
East Neighborhoods	Suburban, single-family homes. Destinations include commercial, schools, places of worship, parks and rec.	2 to 4	1/8 to 3	20-55	2.5	Front yards, gardens, porches and stoops	Residential Sidewalk, Multi-use Path, Bioswale, Mobility Lane, Cycle Track, Parking	Parks, greenways	1/2 mile	Limited sizes of parking areas; Located to the side or behind primary structures	Residential, educational, parks
White River	A clean, natural, historic, connected, and active asset for the residents of Carmel and greater region to experience and enjoy.	N/A	Varies	Varies	2 greater than the adjacent development pattern except: max of 3 along river and a max of 6 along 96th and at E/W corridor gateways	Porches, patios, gardens, yards	Residential Sidewalk, Multi-use & Enhanced Path, Bike/Scooter Parking, Bioswale, Mobility Lane, Cycle Track, Car Parking, Bus Stop	Riverfront, greenways, natural trails, riparian corridors, parks, courtyards	N/A	Limited size, distributed and landscaped lots with low-impact stormwater management practices	Parks, institutional, educational, hospitality, retail, residential
Estates	Large, pastoral and rural parcels in largely natural landscape. Secluded setbacks, architectural fences/gates.	N/A	5+	15	2.5	N/A	Multi-use Path, Bioswale	Conservation areas, parks, greenways	1 mile	Limited areas associated with structures	Residential, hospitality
Typical Corridors	Primary E/W and N/S routes that provide city-wide connectivity and shared neighborhood amenities.	1.8 to 5, based on adjacent development pattern	Automatic lot splits for lots along a corridor if resulting lots created are within 20% of the typ. lot size of adjacent dev. pattern	20% greater than adjacent development pattern	1 greater than the adjacent development pattern	Based on adjacent development pattern, plus lobbies, patios, storefronts, gardens	All except bioswales, as appropriate to adjacent development patterns	Based on adjacent development patterns	Based on adjacent development pattern	Side/rear of buildings	Based on adjacent development pattern plus limited neighborhood-serving commercial consistent with adjacent character
Monon Urban Boulevard	Urban spine connecting the Arts & Design District with Carmel's Midtown. Also intended to define the City's southern gateway.	2 to 4	1/8 to 5	40 to 100	5 when within 200 ft of development pattern where 5 is the max; 3 story min at intersections	Lobbies, patios, storefronts, gardens, public green space	Res. & Comm. Sidewalk, Multi-use Path, Enhanced Multi-use Path, Bike/Scooter Parking, Mobility Lane, Cycle Track	Plazas, town greens/squares, courtyards, greenways, parks	See Typical block size	Based on adjacent development pattern	Commercial, residential, retail, parks/plazas, R&D, small batch manufacturing, institutional/educational, hospitality
Monon Greenway	Ecological spine connecting Carmel's Downtown with northern and southern city gateways.	3 to 6	1/8 to 5	30 to 50	5	Public green space, plazas/courtyards, gardens	Residential Sidewalk, Multi-use Path, Enhanced Multi-use Path, Bike/Scooter Parking, Mobility Lane, Cycle Track, Bioswale	Plazas, town greens/squares, courtyards, greenways, conservation areas, parks	See Typical block size	Based on adjacent development pattern	Residential, commercial, civic, parks/plazas, institutional/educational
Michigan Road	Large lot mixed-use and commercial corridor	3 to 10	1/2 to 10	30 to 60	5	Building lobbies, patios, storefronts, gardens, front yards. Avoid parking in front of building. Address sidewalk/path, a frontage street or a side street at corner of Michigan Rd.	Residential Sidewalk, Multi-use Path, Bioswale, Bus Stop	Parks, greenways, plazas, courtyards, buffers (along adjacent Development Patterns only)	1/4 mile along Michigan Road, 1/2 mile to adjacent Development Patterns	Parking laid out in a landscaped aisle pattern that facilitates safe pedestrian circulation and future outlot or infill development	Commercial, residential, retail, parks/plazas, light industrial/manufacturing, institutional/educational, hospitality